

# News of the Real Estate World

## \$1,510 AVERAGE FOR LONG BEACH LOTS

518 Out of 991 Sites Sold in Two Days Auction; Sale Will Continue To-day.

In spite of the deep transportation due to the heavy storm on Saturday and the prospects for more bad weather yesterday, 518 out of the 991 lots at Long Beach were sold at auction during those two days by Joseph P. Day, auctioneer. The total receipts were \$782,525, or an average of \$1,510 a lot. The biggest single purchase up to date was made by Louis Goldstein, a Long Beach operator, who bought eighty-seven lots on Saturday for \$98,575. Lots with all improvements went for as low as \$500, which means \$60 cash down on the day of purchase.

Boardwalk sites brought from \$12,500 to \$16,500. John Acunto, representing the Mignon Dress Company, bought a pair of lots in Plot 116, near Riverside Boulevard, for \$33,000. Max Lovett displayed his disdain for superstition by taking lot No. 13 in Plot 52 for \$12,500. The lot is on the Boardwalk, between Lafayette Boulevard and Laurelton Boulevard, extending through to Broadway.

Many of the \$600 sites were left for disposal to-day. If the weather is favorable the auctioneer expects the crowd will break all records to-day.

"So far," said Mayor Reynolds of Long Beach, "the sale has been very satisfactory for both the owners and the public. It shows that nothing will stop the development of East Long Beach. This section will prove to be a worthy rival of the West End section and will be an enterprising addition to the newly created city. It is a great day when those desiring a site for a seashore home can obtain a choice lot with all improvements for \$50 cash."

### HOUSE BUYING CENTERS ON LEXINGTON AVENUE

One Buyer to Alter Parcel Near 77th St. Corner.

William A. Connell & Co. sold for Marion C. Reynolds the four-story dwelling at 1105 Lexington avenue, adjoining the corner of Seventy-seventh street, to Joseph Neuman, who will alter into stores and apartments. The same brokers sold 1259 Lexington avenue for the Komesula Realty Company to Mrs. B. Hanrahan for investment.

Malvina Meyers sold to the Mucklen Holding Company the three-story dwelling, 17x80, at 1070 Lexington avenue, south of Seventy-sixth street.

Dr. Charles Sprackles is the buyer of the five-story dwelling at the southeast corner of West End avenue and Ninety-first street, sold through James P. Walden.

Coughlin & Co., Inc., sold for James Coughlin and others to a client the three-story dwelling at 255 West 118th street, 15x100.11. The purchaser will occupy.

### PERSONAL AND IMPERSONAL

Buyers of properties sold recently are Marie Ehrlich of 312 West Seventy-sixth street, Mary E. Calhoun of 309 West Ninety-second street, Sol Slomka of 332 West Eighty-fourth street, Thomas J. Bannan of 516 and 518 West 151st street, Anthony Esposito of 1824 Amsterdam avenue, northwest corner of 140th street, Franwald, Inc. of the Rene apartments at 408 and 409 West 143d street, Lizzie P. Musman of 94 Leonard street, Ruby R. Goodnow of 100 East Thirty-eighth street, Denis McGowan of 4 West Eighty-third street, Gene Horwitz of 32 West 107th street, Anna Rosenthal of 340 St. Nicholas avenue, northeast corner of 127th street, and the Rosejohn Associates, Inc. of 101 East Seventy-fourth street.

The Fifth Avenue Hospital has obtained from Supreme Court Justice Isidor Wasservogel permission to mortgage part of its property at the northeast corner of 106th street and Fifth avenue for \$750,000.

### WHITE PLAINS ESTATE FOR BIG COUNTRY CLUB

Other Transactions Closed in the Suburbs.

The Griffen farm on North street, White Plains, N. Y., comprising 101 acres, has been sold to a corporation, which will erect a new clubhouse and lay out an eighteen-hole golf course. Announcement was made recently that the James A. Bailey estate, known as the Knolls, Concoran Manor, Mount Vernon, had been sold for improvement with a 400-room hotel and country club.

Edward K. Massee sold the property of Marion Taylor Chipman on Whitewood avenue, New Rochelle, N. Y., consisting of about one acre and a stone and shingle cottage to a New York city client who will occupy in the fall.

Prince & Ripley rented the home of Mrs. Ethel W. White of Riverview Manor, Dobbs Ferry, furnished, for the summer months to Warren H. Hill of this city.

The following leases have been closed through the office of Eugene V. Welsh, in Morristown, N. J.: George C. Swine, manager of the Real Silk Hosiery Company, many of Indianapolis, leased the house at 50 Western avenue, formerly occupied by Harry I. Sainy; Michael Fallon of Hoboken leased for the summer the home of Robert Daiglish on Ridgeland avenue, and the Ayers bungalow at 283 Speedwell avenue has been leased for the summer to Arthur Brody of this city.

### MISCELLANEOUS LEASES.

Tankos, Smith & Co. leased for John P. Quinn to Leopold Stein and William Shapiro the building at 244 East Fifty-ninth street, on the south side of the West End section and will be an enterprising addition to the newly created city. It is a great day when those desiring a site for a seashore home can obtain a choice lot with all improvements for \$50 cash."

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### REAL ESTATE AT AUCTION.

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# Continuation Auction Sale

## Long Beach

# TODAY

## COME DOWN

2:30 P. M.—Rain or Shine—In Mammoth Tent, Park St., at Railroad Station

Secures a \$600

## LONG BEACH LOT

with all improvements

ALL OF THE REMAINING UNSOLD

## 991 Lots and 42 Bungalows

80% On Mortgage Contract  
—10% on day of sale  
—10% in 30 days, and  
—2% a month thereafter

Mortgages according to your needs. Savings bank books accepted on deposit. Liberty Bonds accepted at market value. Title Guarantee & Trust Co. Policies Free.

**Joseph P. Day, Inc.**  
Auctioneer  
67 Liberty Street, New York  
Phone Cortlandt 0744

### SALES IN MANHATTAN REVEALED IN RECORDS

Emma E. Ross sold to the Levy Brothers Realty Company the five-story building with stores, 21x38.9, at 60 West Thirty-ninth street.

Valentine Worth sold to Harris Chalkin the four-story building, 16x38.9, at 44 West Thirty-sixth street.

The Sophro Realty Company sold to the Betty Realty Corporation the five-story apartment house, 75x100, at 560 West 192d street.

Fanny Sacher sold to J. & D. Da Prodda two five-story flats, 50x100.11, at 127 and 129 West 198th street.

The 158 West 119th Street Corporation sold to Thomas M. Maloot the six-story apartment house, 40x95.11, at 242 and 244 West 140th street.

The Flohar Realty Corporation sold to the Walbear Realty Corporation the five-story dwelling, 18x100.3, at 331 West Eighty-sixth street.

### N. Y. CENTRAL ISSUE APPROVED

Railroad Gets Permission to Sell \$25,000,000 Bonds.

WASHINGTON, July 3.—Authority was granted by the New York Central Railroad to-day by the Interstate Commerce Commission to issue and sell \$25,000,000 in 5 per cent. refunding mortgage bonds. The receipts from the sale will retire an issue of 7 per cent. ten year notes and accomplish a reduction in interest charges now borne by the corporation.

The Michigan Public Utilities Commission filed an objection to interstate commerce jurisdiction over the application for the bond issue, and in granting the authority to-day the commission held that its powers gave it control of the bond issue.

## Declare Your Independence

### Stop Paying Rent Start to Save

#### Take advantage of tax exemption

Buy a home site at Forest Hills West and build your own home 10 minutes from Penn Station.

Buy a store site at Forest Hills West and start business 10 minutes from the Penn Station where there should be a "Klondike" rush of population after next Saturday.

Buy a two family house site at Forest Hills West and let the other fellow pay your rent and carrying charges.

Buy an apartment house site at Forest Hills West, build a flat and get a good return on your investment.

Buy a few Forest Hills West lots at your own price and sell at a profit when values have increased many times as a result of the rapid growth of Forest Hills West, miles nearer 42nd Street than Jamaica.

## Forest Hills West

BORO OF QUEENS, NEW YORK  
Long Island Railroad Station "MATAWOK"  
10 Minutes from Penn Station

### ABSOLUTE AUCTION

1500 Forest Hills West—New York City LOTS

Commencing NEXT SAT., July 8th, at 1 P. M.

on Premises in mammoth tent, opposite station, rain or shine, continuing afternoons and nights thereafter, at the Pennsylvania Hotel, beginning Monday, July 10th, at 3 P. M.; evenings at 8 P. M.

Titles insured free to purchasers by The Title Guarantee & Trust Company 70% may remain on mortgage

Or Monthly Installments of 2%

Send for bookmap

New L. I. R. R. Station Now Open  
VISIT THE PROPERTY TODAY!

CONVENIENT TRAINS to Forest Hills West (Matawok) leave Penn Station, 32nd St. & 7th Ave. daily at 9:40 A. M., 11:15 A. M., 3:15 P. M., 4:25 P. M., 5:55 P. M., 7:15 P. M., 8:45 P. M., 10:15 P. M. Buses will also meet all trains at Forest Hills West. BY TROLLEY from 50th St. and 2nd Ave. via Jamaica trolley to Queens Boulevard and Thornton St., Forest Hills West. BY MOTOR via Queensboro Bridge, 60th St., Queens Boulevard to Thornton St., Forest Hills West.

### REAL ESTATE AT AUCTION.

JOSEPH P. DAY, INC., Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cort. 744

JERRE JOHNSON, JR., CO., Auctioneers, 153 Montague St., Brooklyn, N. Y.

### CITY REAL ESTATE.

F. & C. PFLOMM, REAL ESTATE, 1333 Broadway, at 35th St. Management of Business Properties a Specialty.

### CROSS & BROWN COMPANY

Real Estate in all its branches, 18 EAST 41ST ST., 407 BROADWAY, 170 FIFTH AVE., B'WAY & 57 ST., FLK 3146

### BUSINESS HESS PROPERTY INC.

JOSEPH MILNER, REAL ESTATE, 305 5th Ave., Tel. Vand. 3607.

### Commercial Property

140 1261 Broadway, SUWY 0627

### FRED K. FOX & CO.

257 MADISON AVE., 793 B'WAY

### J. E. WHITAKER MANAGEMENT

Tel. Plaza 7635, 57 West 57th Street.

George B. Corsa, Real Estate, 10 East Forty-third Street, New York.

DOUGLAS L. ELLMAN & CO., 1st East 43rd St., Plaza 9286

A. V. AMY & CO., REAL ESTATE, 160 W. 120th St., N. Y. C.

### CITY REAL ESTATE.

Manhattan—Miscellaneous.

### Corner of Riverside Drive

All outside rooms. Long term mortgage. Price \$135,000. Would entertain suburban dwelling in exchange.

### Slawson & Hobbs

162 West 72nd Street, Tel. 7240 Columbus

### BRIGHTON BUNGALOWS

THE PLACE TO LIVE. AN ALL YEAR HOME. 4 rooms, bath, inclosed porch, evergreen improvement, attractive. Would entertain suburban dwelling in exchange. PRICE RIGHT. TERMS EASY. 5 minutes from Ocean and Brighton Beach station. Walk 600 feet from Brighton Ave. to property. Also 5 family brick building, \$17,500; cash \$5,000. MOE & CO., 36 Ave. 56th St., Brooklyn.

### SAFE INVESTMENT

Eight family brick and stone building; five large light rooms and bath each apartment; electric light; located close to subway station and "L" road station. Price \$15,000. Liberal terms. Also 5 family brick building, \$17,500; cash \$5,000. MOE & CO., 36 Ave. 56th St., Brooklyn.

### CITY REAL ESTATE.

Queens—Sale or Let.

## \$100 BUYS A LOT NORTH JAMAICA

(Formerly the Kiesel Farm)  
Cor. Union Turnpike & Parsons Blvd  
Also corner of Jamaica to Flushing trolley line and Union Turnpike.

Other lots \$150, \$190, \$215 to \$335 per lot. Terms, \$10 cash, balance \$11 per week with interest. Title guaranteed by the Title Guarantee and Trust Co., Jamaica branch. Write for free map.

HOW TO GO VIA JAMAICA: At Brooklyn Bridge take Lexington av. elevated train to 100th St. (Washington St.), Jamaica. At Washington St. take Flushing trolley. Get off at our office on the property, Union Turnpike.

HOW TO GO VIA CORONA: Take I. R. T. Queensboro subway to Albertus av. Corona. Change to trolley marked Jamaica—or at Albertus av. take bus line marked Jamaica. Get off at Union Turnpike; office on the property.

HOW TO GO VIA FLUSHING: At Queensboro Bridge take any trolley marked Flushing. In Flushing change to trolley marked Jamaica. Get off at Union Turnpike; office on the property.

North Jamaica is about one mile from Jamaica. Agent on property.

Many of our customers have made large profits in recent weeks because of the great building improvements in Queens County.

**Meacham Realty Corporation,**  
15 PARK ROW, NEW YORK.

### \$1200 CASH

BUYS NEW 1-FAMILY HOUSE, RICHMOND HILL.

6 Rooms, auto driveway, Enclosed Porch, Parking, Electric.

Price \$6,400—Easy Terms

Adelmann & Schrauth, Bldrs., 11800 Liberty, cor. Lefferts Ave., RICHMOND HILL, N. Y. Send for Descriptive Circular.

### KEW GARDENS

8 minutes' walk to station, 12 minutes' ride to Penn. station, New York. Five rooms, tile bath, steam heat, enclosed porch, private driveway, lot 60x120 ft. These cottages are fully detached and tax exempt. Price \$8,000, cash \$1,500, balance easy terms. DAN SULLIVAN, 3814 4th Avenue, N. Y. Phone Richmond Hill 7163.

### HOLLIS HOMES.

Bungalow type, 6 rooms, sun parlor, breakfast nook, beautiful surroundings; \$7,750. 7 rooms, bath, tax exempt, every modern improvement; large plot; \$8,750; terms. H. Carman Barteau, Jamaica 0193.

### SUBURBAN REAL ESTATE.

Long Island—Sale or Let.

## \$70 BUYS A LOT AT VANDERVEER VILLA

Fronting the Jamaica to Hempstead trolley. Stop 17. Other lots \$85 to \$200. No higher prices except for lots fronting the trolley and other lots \$45 cash, balance \$2 per month per lot with interest. Title guaranteed by the Title Guarantee & Trust Company, Jamaica.

HOW TO GO: In Brooklyn or at Brooklyn Bridge take Lexington av. Jamaica elevated train to 100th St. (Washington St.), Jamaica. Change to Hempstead trolley. Get off at the property, Union Turnpike.

John Nelson, Resident Agent, Meacham Realty Corporation, Owners 15 Park Row, New York, N. Y.

### Malba-on-Sound, Whitestone

NEW HOUSE, TAX EXEMPT, LOTS 80x100, 3 ROOMS, 4 BATHS, 2 PORCHES, CATHEDRAL, DETAIL LOCATION, GOLF, TENNIS CLUB, 5 MINUTES' WALK, STATION, 10 MINUTES' WALK, 24 MINUTES' L. P. STATION, 30 MINUTES' MOTOR TO 30TH ST. BRIDGE, THRU FLUSHING, SEEN ANY TIME. M. J. AND 4TH AVE. HYND, FLUSHING 333-C.

Real Estate Along the Great South Bay, JEREMIAH ROBBINS, Babylon, L. I. Tel. 211

### Westchester—Sale or Let.

## Fish & Marvin

327 FIFTH AVENUE  
REAL ESTATE  
Specializing in WESTCHESTER COUNTY.

BRANCH OFFICES:

Bronxville, Rye, Pelham, Scarsdale, Larchmont, Yonkers, New Rochelle, Ossining, White Plains.

All Branch Offices Open To-day.

### COUNTY ESTATES AND HOMES.

Sale or Let.

KENNETH IVES & CO., 17 East 42d St., Murray Hill 6057.

CHAUNCEY B. GRIFFES & CO., Westchester's Leading Realty Experts, 18 East 41st St., Murray Hill 8736.

Connecticut—Sale or Let.

### GREENWICH

\$25,000. Attractive modern home, one minute walk from shore. Sound view; 13 rooms, 3 baths; garage. No. A-228.

\$48,000. Comfortable frame house on 5 acres; 12 rooms, 3 baths; garage; near station and trolley. No. 2347.

\$50,000. Modern home on hill-top; best surroundings; 13 rooms, 4 baths; garage; 2 acres. No. 1008.

\$80,000. Handsome Colonial house, overlooking shore; over 2 acres; 4 master's bedrooms, 4 baths, 4 servants' rooms; and bath; 100 ft. frontage. \$145,000. Magnificent estate in best vicinity; 18 rooms, 5 baths; garage; cottage; lake; 24 acres. Make offer. No. 1498.

OFFICE HOURS: MONDAY AND TUESDAY 10 TO 5 P. M.

## LADD & NICHOLS

Greenwich, Conn., Inc., Tel. 177.

### FURNISHED SUMMER RESIDENCE, FAIRM AND SHORE PROPERTY.

Frank T. Slavin, Realtor, 49 BANK ST., STAMFORD, CONN. PH 2425

### REAL E. B. LOCKWOOD ESTATE

Tel. 216 Sound Beach.

### A. M. BOLES, REAL ESTATE, Sound Beach, Ct. Tel. 516.

New Jersey—Sale or Let.

### THE BEST IN LAKEWOOD

ESTATES, FARMS, COTTAGES, HOMES, ACRES

SMOCK AGENCY, Inc., 124 2nd St., LAKEWOOD, N. J.

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THE QUEEN CITY OF NEW JERSEY  
100% SUBURBAN HOME  
100% COUNTRY HOME

WEAL: Lakewood, a city, Lakewood, N. J. Lakewood and Lakewood—Real Estate.

J. J. SCHWARTZ, Plainfield Properties, 210 West Front St., Ph. 2093

ELLEN E. HUGHES & BROS., Realtors, 399 Lakewood Ave., Lakewood, N. J.

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For Help that is full of "pep" and ambition put your want ad. in THE NEW YORK HERALD. Its QUALITY-QUANTITY circulation brings a high type of replies. Telephone Worth 10,000.

### SUBURBAN REAL ESTATE.

New Jersey—Sale or Let.

## PALISADE, N. J.

Homes on the Palisades, at prices and terms to suit all; near to schools and trolley; improved building plots. H. S. SCHALL, offices at the Junction, Palisade, and 1014 Palisade Ave., Palisade, N. J.

### MONTCLAIR NEW YORK'S LEADING SUBURB. CONSULT F. M. CRAWLEY & BROS.

F. E. Brokers, opp. Lackawanna Terminal.

Send for Illustrated Booklet.

M. BROSE POWELL, Summit, N. J.

### HULAND & BENJAMIN, REAL ESTATE.

14 East 68 Street, VANDERBILT 8083.

BUILDINGS, STORES, LOFTS.

### SUMMER HOMES—Sale or Let.

New Jersey.

## IDEAL SEASHORE HOMES.

Ten Delightful Summer Cottages. FOR RENT At Greatly Reduced Season Prices. H. BLAKEY, SEA GIRT, N. J.

### FACTORIES FOR SALE OR LET.

New Jersey.

## HOLT & MERRALL, Inc.

INDUSTRIAL REAL ESTATE, 240 Madison Ave., Tel. Vanderbilt 4099

### FACTORIES NEW JERSEY

J. I. RISLAK, Hoboken, N. J.

### TO LET FOR BUSINESS.

From Battery to 14th St., Inclusive.

## Attractive Office Space

For Rent In Heart of Financial District

## 32 BROADWAY

In Units from 500 to 5000 Sq. Feet

Entire Ground Floor Banking Space of 5000 Square Feet

Apply H. C. BEAVER, on Premises Or your own broker. PHONE BROAD 1901

### TO LET FOR BUSINESS.

Above 14th St. to 50th St. (Inclusive).

## LOFT

2 elevators; sprinklered; old windows; \$4,000. 15 W. 18th. DUBOIS, 115 W. 14TH.

Above 30th St.—5th Av. to North River.

### For Sublease

Broadway Corner Store Near 72 St. Slawson & Hobbs Commercial Leasing 162 WEST 72D ST.

Pennsylvania.

### AUTO SHOW ROOMS FOR RENT

New Building—Moderate Rental. Size of Store 20x70 Ft. Broad Street, above City and Ave. The business thoroughfare in Philadelphia. For information, LAZOWICK BROS. & SHER, 1208 N. Broad Street, Philadelphia, Pa.

### APARTMENTS—Sale or Let.

Unfurnished. Above 80th St.—5th Av. to East River.

## "HOFFMAN ARMS"

610 MADISON AVE. Six rooms and bath; immediate possession. Also desirable apartments, 4 to 8 rooms, for October 1st. Reasonable terms. Unfurnished—Bronx.

## 4 Rooms, \$62 to \$70 5 Rooms, \$76 to \$86

JUST COMPLETED

## GRACE COURT

2397 Grand Ave.

2 blocks West of Fordham Road Station, half block south of Fordham Road.

Unfurnished—Brooklyn.

## Columbia Heights, Bklyn.

HENRY ST. 145 3-4-5 ROOMS. NEW ELEVATOR APPT. Near Clark St. Subway. Reasonable Rents.